

# Executive Summary Report

## Characteristics Based Market Adjustment for 2002 Assessment Roll

**Area Name / Number:** Issaquah to May Valley / 65

**Previous Physical Inspection:** 1997

### Sales - Improved Summary:

Number of Sales: 468

Range of Sale Dates: 1/2000 - 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2001 Value</b>	\$159,100	\$358,300	\$517,400	\$549,100	94.2%	10.68%
<b>2002 Value</b>	\$168,200	\$374,700	\$542,900	\$549,100	98.9%	9.88%
<b>Change</b>	<b>+\$9,100</b>	<b>+\$16,400</b>	<b>+\$25,500</b>		<b>+4.7%</b>	<b>-0.80%</b>
<b>% Change</b>	<b>+5.7%</b>	<b>+4.6%</b>	<b>+4.9%</b>		<b>+5.0%</b>	<b>-7.49%</b>

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.80% and -7.49% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

### Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2001 Value</b>	\$150,300	\$301,100	\$451,400
<b>2002 Value</b>	\$158,800	\$318,300	\$477,100
<b>PercentChange</b>	<b>+5.7%</b>	<b>+5.7%</b>	<b>+5.7%</b>

Number of improved Parcels in the Population: 3510

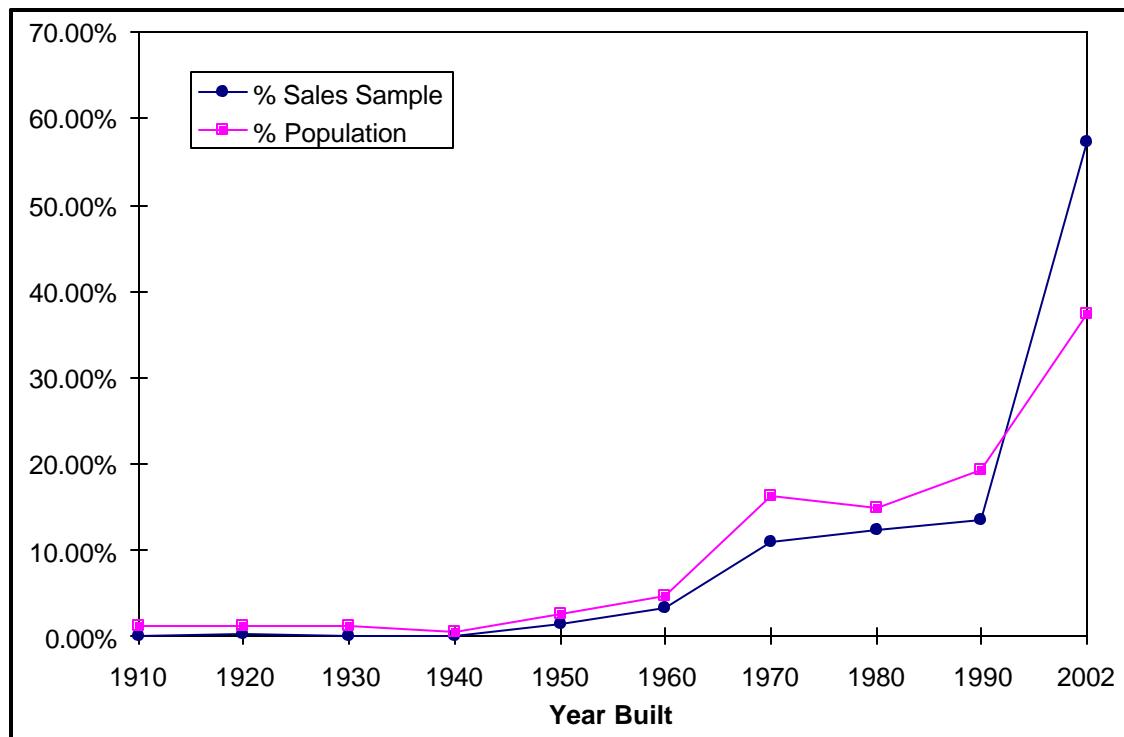
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, those parcels located in Majors 560800, 560801, 560803 & 560804 (Montreux Div's 1-4) had lower than average ratios (assessed value/sales price) than other properties in the area so the formula adjusted these parcels upward more than others. Parcels located in Major 730800 (Ridgefield) and Major 947840 (Winfield) had higher than average ratios than other properties in the area so the formula adjusted these parcels downward. Homes built after 2000 had lower than average ratios than other properties so the formula adjusted these properties upward more than others. Grade 6 homes built after 1949 in subarea 11 had lower than average ratios than other properties in the area so the formula adjusted these properties upward more than others. Finally, grade 10 homes in subareas 3 and 11 had higher than average ratios than other properties in the area so the formula adjusted these properties downward. These adjustments improve uniformity of assessments throughout the area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

## **Sales Sample Representation of Population - Year Built**

<b>Sales Sample</b>		
Year Built	Frequency	% Sales Sample
1910	1	0.21%
1920	2	0.43%
1930	1	0.21%
1940	1	0.21%
1950	7	1.50%
1960	16	3.42%
1970	51	10.90%
1980	58	12.39%
1990	63	13.46%
2002	268	57.26%
		468

<b>Population</b>		
Year Built	Frequency	% Population
1910	45	1.28%
1920	46	1.31%
1930	41	1.17%
1940	23	0.66%
1950	89	2.54%
1960	167	4.76%
1970	575	16.38%
1980	527	15.01%
1990	681	19.40%
2002	1316	37.49%
		3510

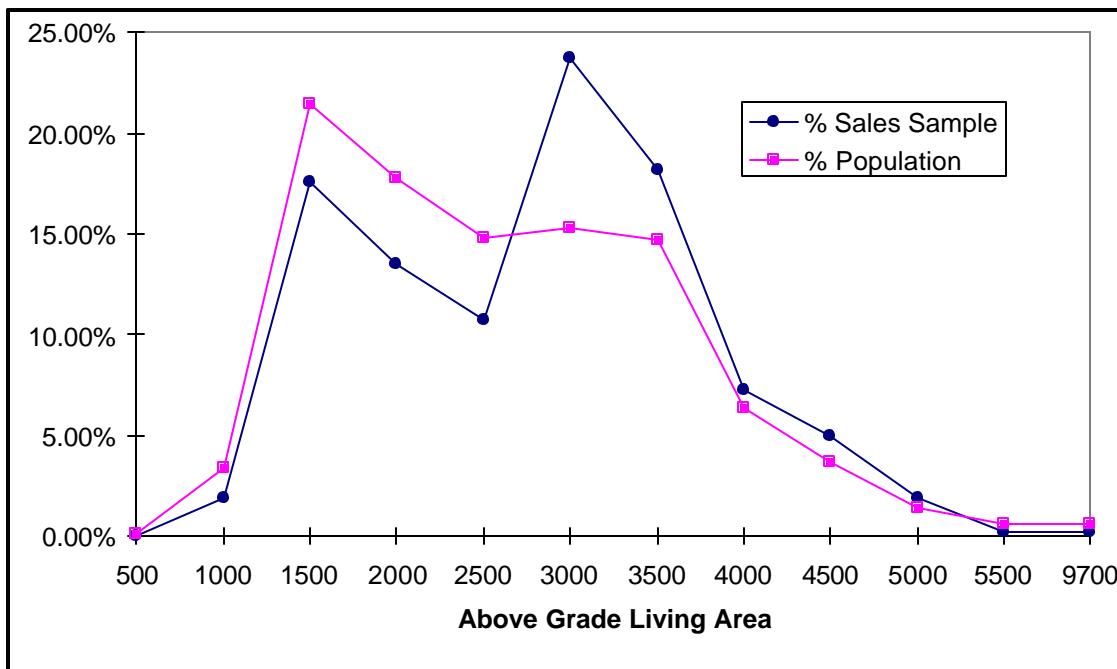


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	9	1.92%
1500	82	17.52%
2000	63	13.46%
2500	50	10.68%
3000	111	23.72%
3500	85	18.16%
4000	34	7.26%
4500	23	4.91%
5000	9	1.92%
5500	1	0.21%
9700	1	0.21%
	468	

<b>Population</b>		
AGLA	Frequency	% Population
500	2	0.06%
1000	117	3.33%
1500	753	21.45%
2000	625	17.81%
2500	520	14.81%
3000	537	15.30%
3500	514	14.64%
4000	224	6.38%
4500	129	3.68%
5000	48	1.37%
5500	20	0.57%
9700	21	0.60%
	3510	

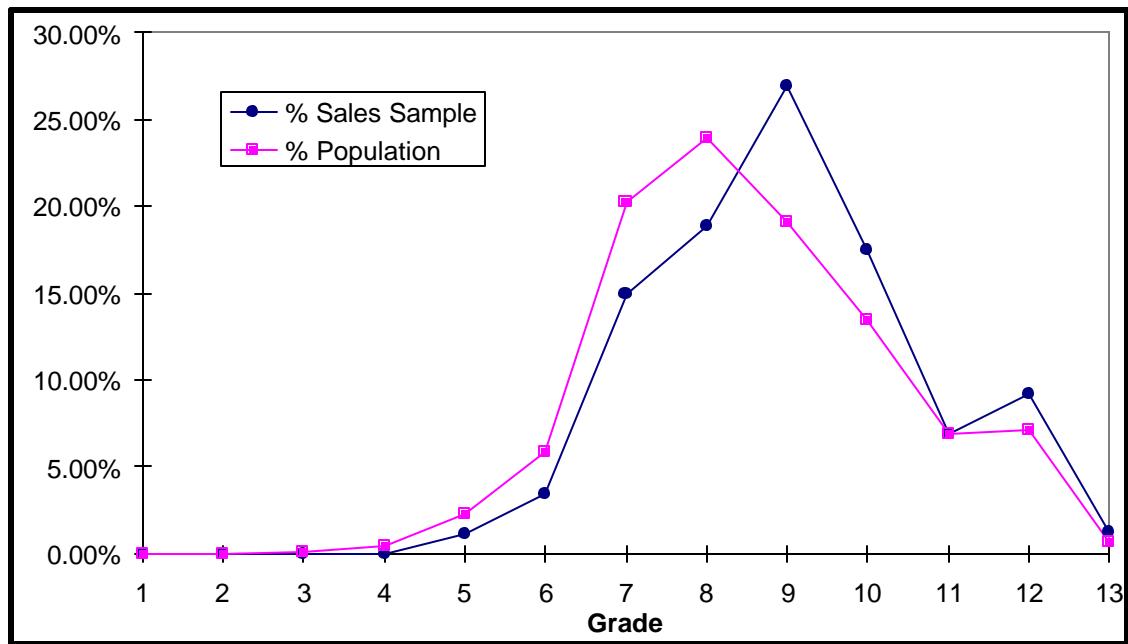


The sales sample frequency distribution roughly follows the population distribution with regard to Above Grade Living Area. Sales of new homes built in the last 10 years are over-represented and are responsible for the variances between sales and population in this graph.

## **Sales Sample Representation of Population - Grade**

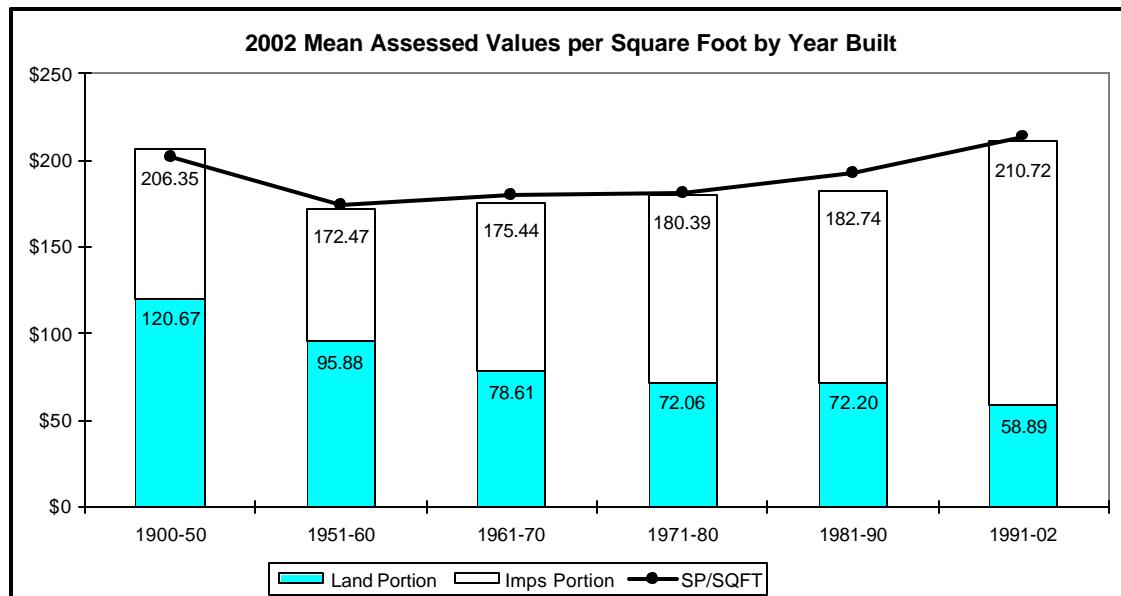
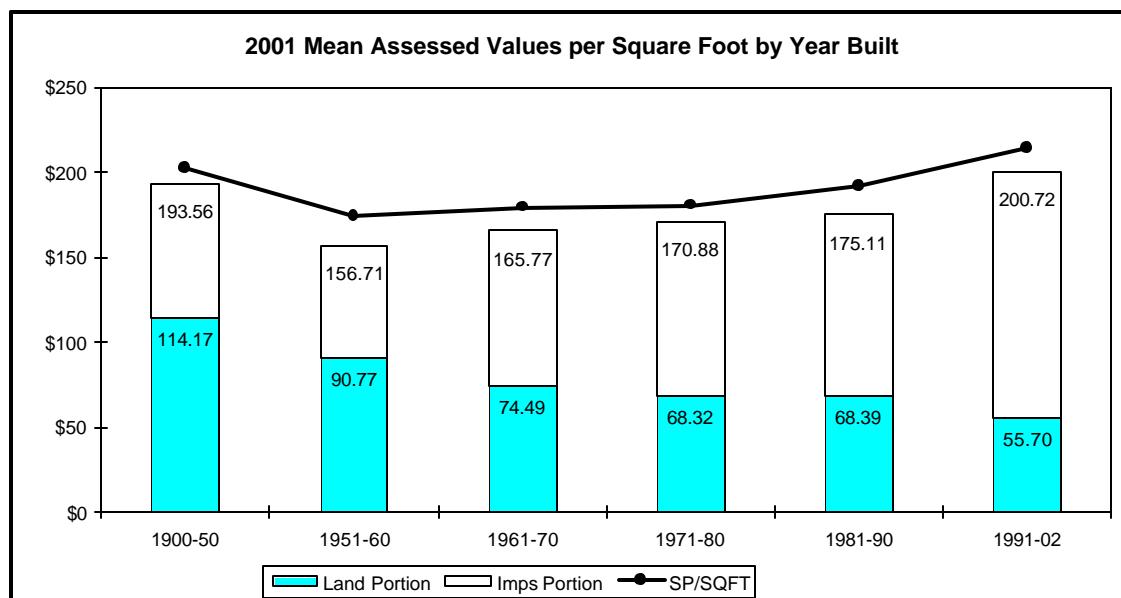
<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	1.07%
6	16	3.42%
7	70	14.96%
8	88	18.80%
9	126	26.92%
10	82	17.52%
11	32	6.84%
12	43	9.19%
13	6	1.28%
	468	

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.06%
4	13	0.37%
5	80	2.28%
6	204	5.81%
7	711	20.26%
8	841	23.96%
9	671	19.12%
10	472	13.45%
11	240	6.84%
12	251	7.15%
13	25	0.71%
	3510	



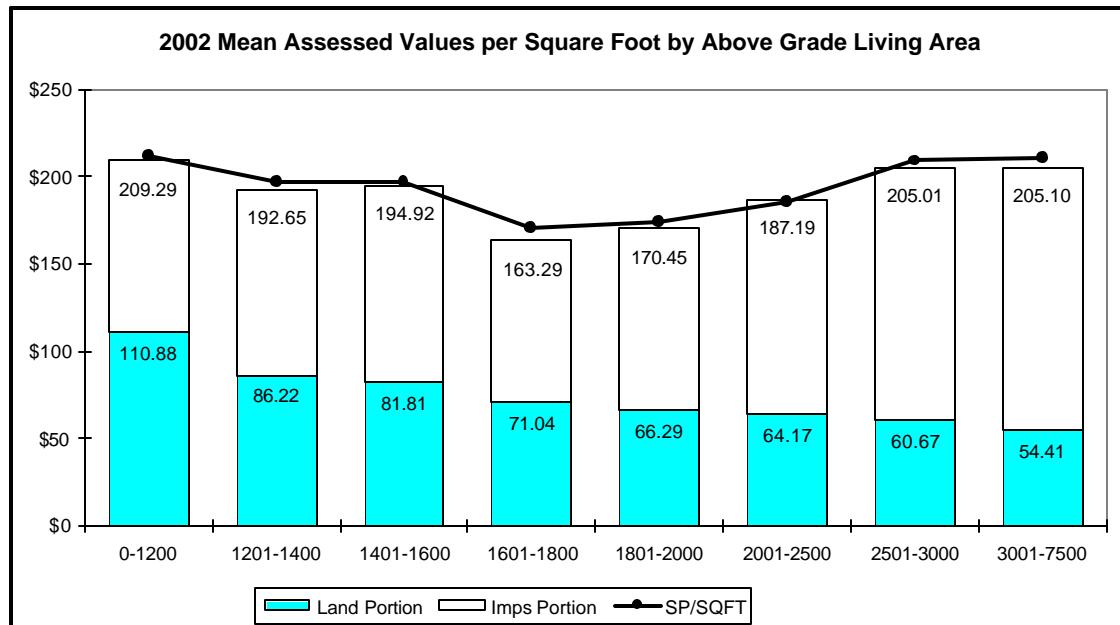
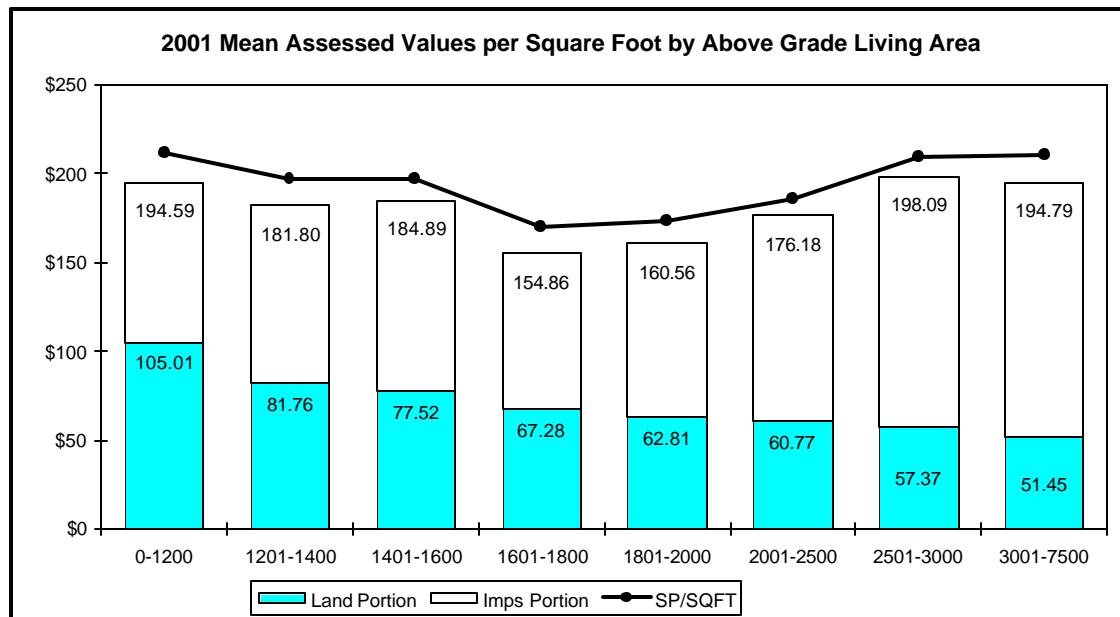
The sales sample frequency distribution roughly follows the population distribution with regard to Building Grade. Sales of new homes built in the last 10 years are over-represented and are responsible for the variances between sales and population in this graph (older homes are typically grades 7 & 8 while newer homes are typically grades 8 & 9.)

## **Comparison of 2001 and 2002 Per Square Foot Values by Year Built**



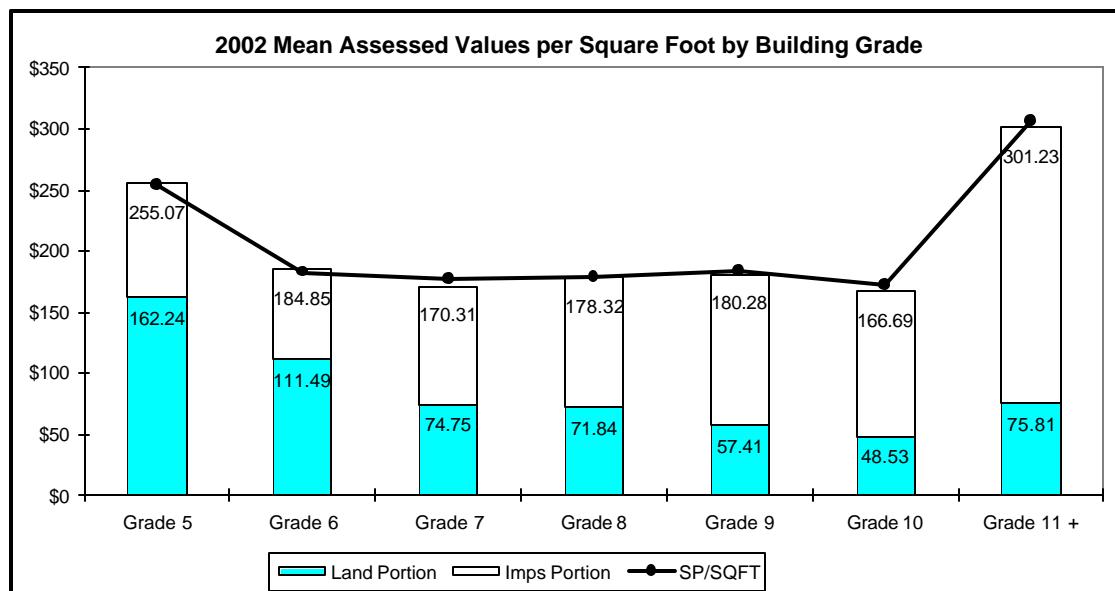
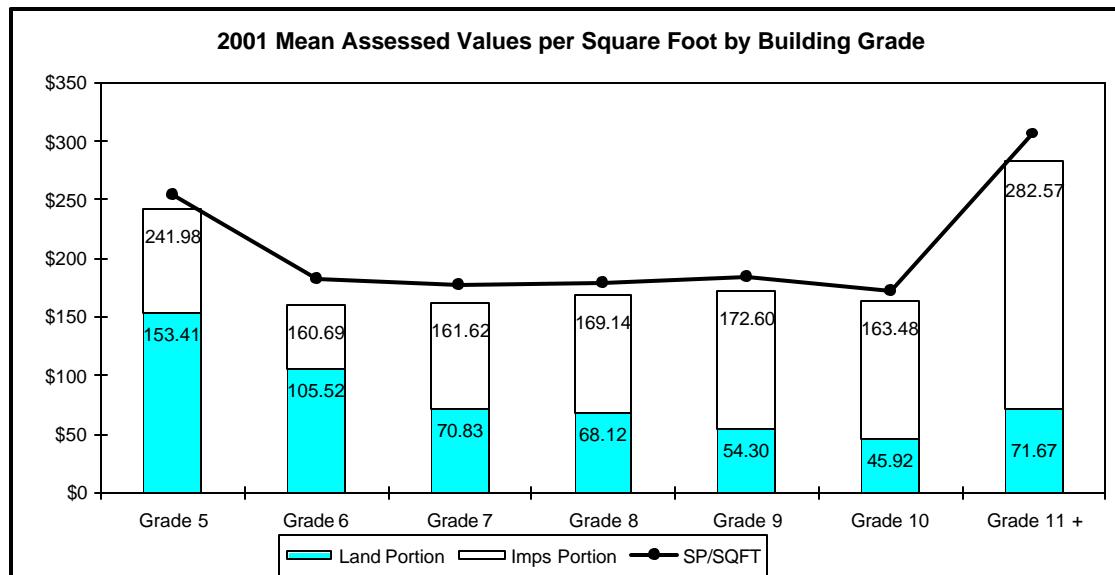
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

## ***Land update***

Based on the usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 6% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.06, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with "accessory only" improvements,* the total assessed values on all improved parcels were based on the analysis of the 468 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

## ***Improved Parcel Update (continued)***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, those parcels located in Majors 560800, 560801, 560803 & 560804 (Montreux Div's 1-4) had lower than average ratios (assessed value/sales price) than other properties in the area so the formula adjusted these parcels upward more than others. Parcels located in Major 730800 (Ridgefield) and Major 947840 (Winfield) had higher than average ratios than other properties in the

area so the formula adjusted these parcels downward. Homes built after 2000 had lower than average ratios than other properties so the formula adjusted these properties upward more than others. Grade 6 homes built after 1949 in subarea 11 had lower than average ratios than other properties in the area so the formula adjusted these properties upward more than others. Finally, grade 10 homes in subareas 3 and 11 had higher than average ratios than other properties in the area so the formula adjusted these properties downward. These adjustments improve uniformity of assessments throughout the area.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value /(.9468652) + (.09830048 if Major 730800) + (.06845757 if Major 947840) – (.03855395 if Majors 560800, 560801, 560803 or 560804) – (.05424758 if built after 2000) – (.1006219 if grade 6, built after 1949 in subarea 11) + (.07770979 if grade 10 in subareas 3 or 11))

The resulting total value is rounded down to the next \$1,000, then:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

*Other:* \*If multiple houses exist on a parcel, the improvement change indicated by the sales sample is used to arrive at a new total value (2001 Land Value x 1.06 ) + (2001 Improvement Value x 1.046) rounded down.  
\*If a house and mobile home exist, the formula derived from the house is used to arrive a new total value.  
\*If “accessory improvements only”, then the improvement percent change as indicated by the sales sample is used to arrive at a new total value. (2001 Land Value x 1.06) + (2001 Improvement Value x 1.046) rounded down.  
\*If vacant parcels (no improvement value,) only the land adjustment applies.  
\*If land values or improvements are \$10,000 or less, there is no change from previous value.  
\*If a parcel is coded “No Perc” (Sewer System=3,) there is no change from previous land value.  
\*If the principle improvement is coded “% Net Condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies.)  
\*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall basic adjustment indicated by the sales sample. **“2002 Total Value = 2001 Land Value x 1.06) + (2001 Improvement Value x 1.046”** with results rounded down to next \$1,000. The resulting improvement value is calculated as follows:

2002 Total Value = 2002 Improvement Value plus 2002 Land Value

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 65 Annual Update Model Adjustments

**2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

5.61%	
<b>Year Built</b>	<b>Yes</b>
> 2000	
% Adjustment	6.42%
<b>Sub11 Grade 6</b>	<b>Yes</b>
Built after 1949	
% Adjustment	12.56%
<b>Subs 3 &amp; 11</b>	<b>Yes</b>
Grade 10	
% Adjustment	-8.01%
<b>Major 730800</b>	<b>Yes</b>
% Adjustment	-9.93%
<b>Major 947800</b>	<b>Yes</b>
% Adjustment	-7.12%
<b>Majors 560800-560804</b>	<b>Yes</b>
% Adjustment	4.48%

### Comments

All improved parcels adjusted by this model will receive the overall adjustment of 5.61%.

A home built after 2000 would approximately receive a 12.03% upward adjustment (5.61% + 6.42%). Approximately 2% (63 parcels) of the improved population would receive this adjustment.

A grade 6 home built after 1949 in subarea 11 would approximately receive a 18.17% upward adjustment (5.61% + 12.56%). Approximately 2% (83 parcels) of the improved population would receive this adjustment.

A grade 10 home in subarea 3 or 11 would approximately receive a 2.4% downward adjustment (5.61% - 8.01%). Approximately 3% (117 parcels) of the improved population would receive this adjustment.

A home located in major 730800 would approximately receive a 4.32 downward adjustment (5.61% - 9.93%). Approximately 1% (45 parcels) of the improved population would receive this adjustment.

A home located in major 947800 would approximately receive a 1.51% downward adjustment (5.61% - 7.12%). Approximately 1% (40 parcels) of the improved population would receive this adjustment.

A home located in majors 560800, 560801, 560803 and 560804 would approximately receive a 10.09% upward adjustment (5.61% + 4.48%). Approximately 8% (247 parcels) of the improved population would receive this adjustment.

82% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 65 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
730800	Ridgefield	25	45	55.6%	SW & NW 24 24-05	1	10	1999 thru 2000	SE Cougar Mtn Way and SE 60th Street
947840	Winfield	33	40	82.5%	NW-25-24-05	1	10	2000	SE Cougar Mtn Way and 164th Ave SE
560800 thru 560804	Montreux Divs 1-4	27	247	10.9%	NE, NW & SW 19-24-6	11	10 thru 12	1992 thru 2000	SE Newport Way and SE Village Park Drive

## Area 65 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.9%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	5	0.948	1.000	5.4%	0.886	1.114
6	16	0.877	1.009	15.0%	0.954	1.064
7	70	0.921	0.971	5.4%	0.946	0.995
8	88	0.957	1.009	5.4%	0.988	1.030
9	126	0.941	0.982	4.4%	0.967	0.997
10	82	0.974	0.987	1.3%	0.968	1.005
11	32	0.948	1.018	7.4%	0.982	1.054
12	43	0.925	0.981	6.1%	0.940	1.023
13	6	0.902	0.960	6.4%	0.811	1.109
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1959	26	0.947	1.023	8.1%	0.976	1.070
1960-1969	53	0.927	0.979	5.7%	0.954	1.005
1970-1979	51	0.965	1.020	5.6%	0.993	1.046
1980-1989	62	0.906	0.943	4.1%	0.918	0.969
1990-2000	252	0.952	0.992	4.2%	0.980	1.004
>2000	24	0.880	0.985	11.9%	0.943	1.026
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	1	0.965	1.019	5.6%	N/A	N/A
Average	414	0.943	0.988	4.8%	0.979	0.998
Good	49	0.945	1.006	6.5%	0.977	1.035
Very Good	4	0.833	0.897	7.7%	0.566	1.228
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	163	0.925	0.982	6.1%	0.965	0.999
1.5	6	0.881	0.929	5.4%	0.862	0.995
2	295	0.949	0.991	4.5%	0.981	1.002
2.5	3	0.974	1.027	5.5%	0.774	1.280
3	1	1.080	1.140	5.6%	N/A	N/A

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
<1001	9	0.919	1.002	9.0%	0.940	1.064
1001-1500	82	0.924	0.981	6.2%	0.958	1.003
1501-2000	63	0.946	1.000	5.7%	0.973	1.027
2001-2500	50	0.955	1.014	6.2%	0.987	1.041
2501-3000	111	0.952	0.985	3.5%	0.970	1.001
3001-4000	119	0.946	0.988	4.4%	0.969	1.007
>4000	34	0.920	0.980	6.5%	0.940	1.020
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	369	0.945	0.985	4.3%	0.976	0.994
Y	99	0.938	0.995	6.1%	0.971	1.020
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	468	0.942	0.989	5.0%	0.980	0.998
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	212	0.941	0.986	4.8%	0.971	1.000
3	48	0.962	0.993	3.3%	0.963	1.023
11	208	0.940	0.995	5.8%	0.982	1.007
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3000-8000	94	0.945	0.987	4.5%	0.971	1.004
8001-12000	155	0.968	1.005	3.8%	0.991	1.018
12001-16000	89	0.919	0.975	6.1%	0.951	0.999
16001-20000	30	0.956	1.009	5.5%	0.967	1.051
20001-30000	27	0.924	0.984	6.5%	0.949	1.018
30001-43559	30	0.920	0.970	5.4%	0.922	1.019
1AC-3AC	35	0.937	0.977	4.3%	0.932	1.021
3-10AC	8	0.936	0.964	3.0%	0.873	1.054

## Area 65 Annual Update Ratio Confidence Intervals

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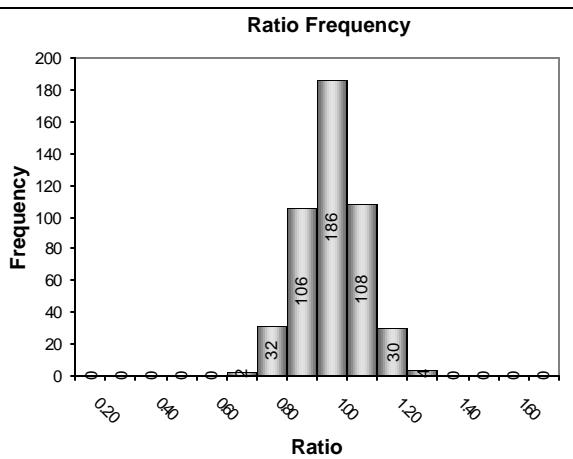
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Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Major 730800	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	443	0.937	0.989	5.5%	0.979	0.998
Y	25	1.036	0.991	-4.4%	0.951	1.031
Major 947840	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	435	0.937	0.988	5.4%	0.979	0.998
Y	33	1.013	0.996	-1.6%	0.977	1.015
Majors 560800-560804	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	441	0.946	0.988	4.5%	0.979	0.998
Y	27	0.902	0.992	10.0%	0.950	1.035
Sub 11 Grade 6 1950-Present	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	455	0.944	0.989	4.8%	0.980	0.998
Y	13	0.840	0.989	17.8%	0.927	1.051
Subs 3 & 11 Grade 10	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	451	0.939	0.988	5.2%	0.979	0.997
Y	17	1.028	1.002	-2.5%	0.957	1.048

# Annual Update Ratio Study Report (Before)

## 2001 Assessments

<b>District/Team:</b> SE / Team 1	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 9/10/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 65-Issaquah to May Valley	<b>Appr ID:</b> CLIE	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 468			
<i>Mean Assessed Value</i> 517,400			
<i>Mean Sales Price</i> 549,100			
<i>Standard Deviation AV</i> 308,336			
<i>Standard Deviation SP</i> 341,722			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.952			
<i>Median Ratio</i> 0.957			
<i>Weighted Mean Ratio</i> 0.942			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.682			
<i>Highest ratio:</i> 1.235			
<i>Coefficient of Dispersion</i> 8.35%			
<i>Standard Deviation</i> 0.102			
<i>Coefficient of Variation</i> 10.68%			
<i>Price Related Differential (PRD)</i> 1.010			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i> 0.946			
<i>Upper limit</i> 0.965			
<b>95% Confidence: Mean</b>			
<i>Lower limit</i> 0.943			
<i>Upper limit</i> 0.961			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i> 3510			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.102			
<b>Recommended minimum:</b> 17			
<i>Actual sample size:</i> 468			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean: 222			
# ratios above mean: 246			
Z: 1.109			
<b>Conclusion:</b> Normal*			
*i.e. no evidence of non-normality			



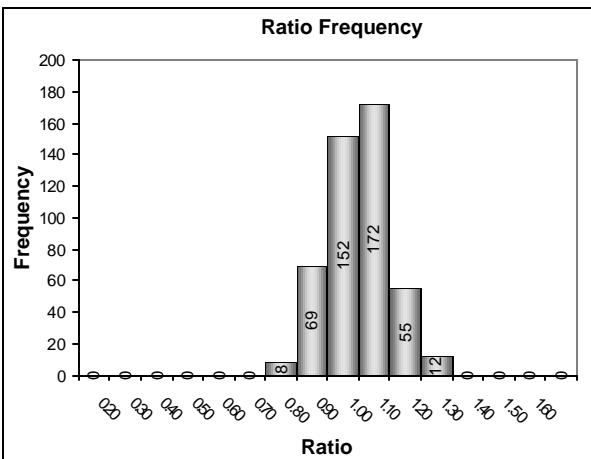
**COMMENTS:**

Single Family Residences throughout area 65

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> SE/Team 1	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 9/10/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area:</b> <b>65-Issaquah to May Valley</b>	<b>Appr ID:</b> CLIE	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 468			
<i>Mean Assessed Value</i>	542,900		
<i>Mean Sales Price</i>	549,100		
<i>Standard Deviation AV</i>	327,027		
<i>Standard Deviation SP</i>	341,722		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.999		
<i>Median Ratio</i>	1.004		
<i>Weighted Mean Ratio</i>	0.989		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.719		
<i>Highest ratio:</i>	1.296		
<i>Coefficient of Dispersion</i>	7.74%		
<i>Standard Deviation</i>	0.099		
<i>Coefficient of Variation</i>	9.88%		
<i>Price Related Differential (PRD)</i>	1.010		
<b>RELIABILITY</b>			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.993		
<i>Upper limit</i>	1.015		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.990		
<i>Upper limit</i>	1.008		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	3510		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.099		
<i>Recommended minimum:</i>	16		
<i>Actual sample size:</i>	468		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	227		
<i># ratios above mean:</i>	241		
<i>Z:</i>	0.647		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

Single Family Residences throughout area 65

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Sales Available for Annual Update Analysis**  
**Area 65**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	252405	9204	2/9/00	200000	780	0	5	1957	3	39911	N	N	16517 SE COUGAR MOUNTAIN WY
1	292406	9049	6/14/01	378756	820	0	5	1920	4	403801	N	N	21003 SE 75TH ST
1	192406	9035	9/19/00	350000	1120	1120	7	1946	4	98571	Y	N	19439 SE 54TH ST
1	192406	9134	9/27/00	650000	1950	1560	7	1983	5	54450	N	N	18425 SE 64TH WY
1	192406	9075	7/30/01	430000	1720	1600	8	1972	4	54014	N	N	18511 SE 58TH ST
1	322406	9095	9/19/01	345000	2120	0	8	1993	3	124581	N	N	20920 SE 83RD PL
1	242405	9077	5/18/00	679000	1410	1390	9	1983	3	42240	Y	N	17209 SE COUGAR MOUNTAIN DR
1	177838	0180	7/16/01	440843	2030	0	9	2001	3	5675	N	N	16255 SE 66TH ST
1	177838	0520	8/2/01	419950	2030	0	9	2001	3	5771	N	N	6598 163RD PL SE
1	177835	0250	6/22/01	460000	2280	0	9	1996	3	12800	N	N	5645 193RD PL SE
1	177838	0010	9/25/01	431950	2290	0	9	2001	3	6669	N	N	6577 163RD PL SE
1	177838	0530	6/28/01	429950	2290	0	9	2001	3	5189	N	N	6594 163RD PL SE
1	177838	0490	8/24/01	439000	2290	0	9	2001	3	6485	N	N	16340 SE 66TH ST
1	177838	0580	9/26/01	420000	2310	0	9	2001	3	6949	N	N	16393 SE COUGAR MOUNTAIN WY
1	947840	0240	5/18/01	510000	2330	0	9	2000	3	8846	N	N	6431 165TH PL SE
1	177838	0070	9/20/01	444950	2430	0	9	2001	3	6635	Y	N	6599 163RD PL SE
1	177838	0170	9/25/01	449950	2430	0	9	2001	3	4771	N	N	16197 SE 66TH ST
1	177838	0460	8/20/01	439950	2430	0	9	2001	3	4811	N	N	16380 SE 66TH ST
1	177838	0560	12/11/01	420000	2430	0	9	2001	3	5393	N	N	16357 SE COUGAR MOUNTAIN WY
1	947840	0190	12/6/00	544500	2520	0	9	2000	3	6067	N	N	6435 166TH PL SE
1	947840	0170	11/22/00	509950	2520	0	9	2000	3	6547	N	N	6439 166TH PL SE
1	947840	0200	10/27/00	563549	2520	690	9	2000	3	5796	N	N	6401 166TH PL SE
1	947840	0110	3/20/01	499950	2520	0	9	2000	3	6162	N	N	16520 SE 64TH PL
1	947840	0250	1/19/01	522500	2520	600	9	2000	3	5973	N	N	6429 165TH PL SE
1	947840	0280	10/26/00	527950	2520	690	9	2000	3	5771	N	N	6423 165TH PL SE
1	947840	0260	10/23/00	519950	2520	600	9	2000	3	5520	N	N	6427 165TH PL SE
1	947840	0270	1/8/01	519950	2520	600	9	2000	3	5579	N	N	6425 165TH PL SE
1	947840	0050	9/18/00	467950	2520	0	9	2000	3	6585	N	N	16402 SE 64TH PL

**Sales Available for Annual Update Analysis**  
**Area 65**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	947840	0070	11/22/00	464000	2520	0	9	2000	3	5759	N	N	16400 SE 64TH PL
1	947840	0290	1/30/01	499950	2520	600	9	2000	3	6099	N	N	6421 165TH PL SE
1	177838	0060	9/20/01	514950	2540	900	9	2001	3	6185	Y	N	6595 163RD PL SE
1	177838	0590	9/19/01	455000	2540	0	9	2001	3	5775	N	N	16399 SE COUGAR MOUNTAIN WY
1	947840	0180	11/19/01	500000	2540	690	9	2000	3	6794	N	N	6437 166TH PL SE
1	413944	0350	8/23/01	550000	2660	0	9	1995	3	8310	N	N	16410 SE 56TH PL
1	560801	0190	10/16/01	520000	2680	0	9	1996	3	8168	N	N	5907 OBERLAND PL NW
1	322406	9084	2/25/00	589500	2840	0	9	1999	3	259182	N	N	20021 SE 95TH ST
1	947840	0140	12/18/00	559950	2890	90	9	2000	3	5842	N	N	6432 165TH PL SE
1	947840	0100	7/25/01	544000	2890	90	9	2000	3	6247	N	N	16518 SE 64TH PL
1	947840	0080	8/28/01	524950	2890	90	9	2000	3	4930	N	N	16410 SE 64TH PL
1	947840	0300	10/12/01	500000	2890	90	9	2000	3	6440	N	N	6406 164TH PL SE
1	177838	0550	12/4/01	484950	2910	0	9	2001	3	7760	N	N	16343 SE COUGAR MOUNTAIN WY
1	177838	0510	6/13/01	464950	2910	0	9	2001	3	5428	N	N	16320 SE 66TH ST
1	413944	0690	1/18/01	630000	2920	0	9	1995	3	13742	N	N	16426 SE 57TH PL
1	177838	0450	6/15/01	479950	2930	0	9	2001	3	7013	N	N	16398 SE 66TH ST
1	947840	0350	5/21/01	599950	2950	290	9	2000	3	7297	N	N	6418 164TH PL SE
1	947840	0130	12/27/00	589950	2950	290	9	2000	3	5949	N	N	6428 166TH PL SE
1	947840	0150	1/29/01	589950	2950	290	9	2000	3	8772	N	N	6436 166TH PL SE
1	947840	0230	12/28/00	568694	2950	290	9	2000	3	6735	N	N	6428 165TH PL SE
1	947840	0090	5/26/01	520000	2950	0	9	2000	3	6083	N	N	16500 SE 64TH PL
1	947840	0320	8/15/00	514950	2950	0	9	2000	3	6685	N	N	6410 164TH PL SE
1	947840	0210	5/31/01	499950	2950	0	9	2000	3	6239	N	N	6420 165TH PL SE
1	947840	0060	4/4/01	505000	2950	0	9	2000	3	5797	N	N	16406 SE 64TH PL
1	947840	0340	9/5/00	518500	2950	290	9	2000	3	6273	N	N	6416 164TH PL SE
1	947840	0310	12/17/01	470000	2950	0	9	2000	3	6145	N	N	6408 164TH PL SE
1	560801	0070	6/9/00	595000	2970	830	9	1995	3	9270	N	N	18092 NW VARESE CT
1	947840	0330	12/1/00	544950	3010	0	9	2000	3	6300	N	N	6412 164TH PL SE
1	947840	0030	11/27/00	543886	3050	0	9	2000	3	6626	N	N	6403 164TH PL SE

**Sales Available for Annual Update Analysis**  
**Area 65**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	947840	0020	10/16/00	519950	3070	0	9	2000	3	6522	N	N	6405 164TH PL SE
1	947840	0010	8/7/00	509950	3070	0	9	2000	3	7917	N	N	6407 164TH PL SE
1	947840	0040	7/13/00	504950	3070	0	9	2000	3	10350	N	N	6401 164TH PL SE
1	947840	0220	12/14/00	572744	3090	0	9	2000	3	7050	N	N	6422 165TH PL SE
1	413944	0880	10/16/00	556500	3260	0	9	1994	3	11237	N	N	16585 SE 56TH PL
1	560801	0500	3/16/01	598700	3290	0	9	1996	3	7221	N	N	5846 MONT BLANC PL NW
1	413944	0340	8/16/00	579800	3310	0	9	1994	3	8567	N	N	16434 SE 56TH PL
1	413944	0400	7/19/01	600000	3400	0	9	1996	3	8416	N	N	16461 SE 56TH PL
1	226080	0021	3/17/00	1288000	3690	0	9	1969	3	127630	Y	N	19210 SE 62ND PL
1	192406	9157	6/20/01	575300	4980	0	9	1990	3	35470	Y	N	19321 SE NEWPORT WY
1	242405	9116	11/17/00	639000	2190	1250	10	1979	3	44374	Y	N	17130 SE COUGAR MOUNTAIN DR
1	560803	0220	9/13/00	615500	2570	1490	10	1997	3	13863	N	N	52430 NW VILLAGE PARK DR
1	413944	0020	2/23/00	519807	2590	360	10	1994	3	8311	N	N	5636 168TH AV SE
1	413944	0500	8/21/00	534000	2600	0	10	1993	3	8083	N	N	5634 167TH PL SE
1	413944	0190	7/5/01	660000	2650	1010	10	1995	3	7381	N	N	16690 SE 56TH PL
1	413944	0460	8/12/00	545000	2660	0	10	1994	3	8469	N	N	5621 165TH PL SE
1	560801	1090	12/7/01	535000	2700	0	10	1996	3	9595	Y	N	18451 NW VILLAGE PARK DR
1	413944	0160	4/26/00	574000	2790	800	10	1993	3	10008	N	N	16844 SE 56TH PL
1	413944	0820	12/8/00	589900	2820	0	10	1992	3	8713	N	N	5619 167TH PL SE
1	177835	0320	11/21/00	524950	2840	0	10	1996	3	9601	N	N	5633 194TH LN SE
1	413944	0810	6/8/00	538000	2860	0	10	1992	3	9346	N	N	5613 167TH PL SE
1	413945	0470	7/5/01	580000	2870	0	10	1995	3	8672	N	N	5547 176TH PL SE
1	413944	0010	4/16/01	577500	2880	0	10	1994	3	8841	N	N	5648 168TH AV SE
1	413945	0130	9/28/00	567000	2893	0	10	1996	3	8629	N	N	5500 176TH PL SE
1	413945	0060	6/28/01	575000	2930	0	10	1995	3	7690	N	N	17571 SE 56TH ST
1	730800	0110	3/28/00	524300	2980	0	10	2000	3	13388	N	N	6357 167TH AV SE
1	730800	0190	2/15/00	522158	2980	0	10	2000	3	10787	N	N	16721 SE 63RD ST
1	730800	0080	3/29/00	549800	2990	0	10	2000	3	9689	N	N	16573 SE 63RD PL
1	730800	0340	7/18/00	559800	2990	0	10	2000	3	8505	N	N	6320 167TH AV SE

**Sales Available for Annual Update Analysis**  
**Area 65**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	730800	0400	3/29/00	505000	2990	0	10	2000	3	8510	N	N	6275 167TH AV SE
1	730800	0170	2/29/00	489820	2990	0	10	1999	3	9907	N	N	16701 SE 63RD PL
1	730800	0280	4/10/01	779611	3000	0	10	2000	3	9880	N	N	16772 SE 63RD PL
1	730800	0150	1/12/00	492000	3050	0	10	1999	3	8683	N	N	6374 167TH AV SE
1	413946	0030	6/21/00	610000	3060	0	10	1995	3	8231	N	N	5648 179TH AV SE
1	560800	0820	4/10/00	534250	3070	0	10	1996	3	11318	Y	N	5385 COL DE VARS PL NW
1	413946	0370	2/11/00	642000	3080	0	10	1995	3	10956	N	N	5635 178TH AV SE
1	560801	0550	2/26/01	785000	3110	1330	10	2000	3	7310	N	N	5706 NW LAC LEMAN DR
1	413946	0320	2/20/01	660000	3120	0	10	1996	3	8182	N	N	5565 178TH AV SE
1	413945	0170	7/18/00	574000	3120	0	10	1994	3	8445	N	N	5418 176TH PL SE
1	192406	9091	6/11/01	615000	3140	0	10	1984	3	55321	N	N	18519 SE 60TH ST
1	413945	0210	5/21/01	640000	3150	0	10	1995	3	7940	N	N	5395 176TH PL SE
1	413945	0080	4/12/00	578000	3170	0	10	1994	3	9163	N	N	5594 176TH PL SE
1	413944	0470	3/20/00	489990	3170	0	10	1994	3	10697	N	N	5623 165TH PL SE
1	730800	0260	11/9/01	627000	3210	0	10	1999	3	10504	N	N	16794 SE 63RD PL
1	730800	0010	10/6/00	779000	3210	0	10	2000	3	18763	Y	N	16423 SE 63RD PL
1	730800	0410	5/9/00	564800	3210	0	10	2000	3	8510	N	N	6297 167TH AV SE
1	730800	0050	2/23/00	569800	3210	0	10	1999	3	10397	N	N	16499 SE 63RD PL
1	730800	0310	5/9/00	524800	3210	0	10	2000	3	8532	N	N	16732 SE 63RD PL
1	730800	0350	2/29/00	476800	3210	0	10	2000	3	8750	N	N	6302 167TH AV SE
1	730800	0290	3/6/01	610000	3210	0	10	2000	3	9340	N	N	16760 SE 63RD PL
1	560801	0360	9/19/00	530000	3230	0	10	1998	3	7725	N	N	5947 MONT BLANC PL NW
1	413946	0090	7/14/00	640000	3230	0	10	1997	3	7440	N	N	5546 179TH AV SE
1	730800	0030	5/8/00	568500	3240	1540	10	2000	3	10335	N	N	16457 SE 66TH PL
1	413945	0290	10/11/00	609000	3250	0	10	1995	3	12068	N	N	17510 SE 55TH ST
1	730800	0380	6/27/00	501403	3250	0	10	2000	3	8554	N	N	6252 167TH AV SE
1	560801	0560	6/8/00	565500	3290	0	10	2000	3	7400	N	N	5688 NW LAC LEMAN DR
1	730800	0300	1/4/01	594800	3290	0	10	2000	3	10677	N	N	16748 SE 63RD PL
1	730800	0440	7/18/00	586369	3300	0	10	2000	3	9196	N	N	6337 167TH AV SE

**Sales Available for Annual Update Analysis**  
**Area 65**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	560801	0400	8/27/01	595000	3310	0	10	1998	3	7529	N	N	5988 MONT BLANC PL NW
1	413945	0420	10/31/00	610000	3310	0	10	1994	3	9472	N	N	5592 175TH PL SE
1	730800	0020	12/11/00	591000	3330	0	10	2000	3	9938	N	N	16435 SE 63RD PL
1	413946	0120	12/19/01	779925	3370	1240	10	1996	3	10265	N	N	5525 179TH AV SE
1	730800	0360	2/4/00	530000	3370	0	10	2000	3	8750	N	N	6298 167TH AV SE
1	730800	0220	10/16/00	639800	3410	0	10	2000	3	12370	N	N	16749 SE 63RD PL
1	560800	0850	6/26/01	675000	3420	0	10	1994	3	9190	Y	N	5370 COL DE VARS PL NW
1	413945	0480	8/23/00	644000	3430	0	10	1994	3	10980	N	N	5593 176TH PL SE
1	560804	0020	9/28/00	775000	3440	0	10	1995	3	33794	N	N	5488 CHAMPERY PL NW
1	730800	0210	6/9/00	560000	3440	0	10	2000	3	11370	N	N	16735 SE 63RD PL
1	730800	0180	4/20/01	685000	3470	0	10	1999	3	11022	N	N	16705 SE 63RD PL
1	730800	0370	6/30/00	540720	3540	0	10	2000	3	8750	N	N	6280 167TH AV SE
1	413943	0450	3/15/00	769000	3560	220	10	1994	3	14400	Y	N	6049 167TH AV SE
1	413946	0430	4/10/00	744000	3570	0	10	1998	3	10102	N	N	5691 178TH AV SE
1	413943	0820	3/28/00	799900	3950	0	10	1993	3	10995	Y	N	5864 166TH AV SE
1	413945	0770	11/16/00	975000	4290	1160	10	2000	3	11505	N	N	5549 174TH PL SE
1	177700	0020	8/25/00	549950	4390	0	10	1985	3	39229	Y	N	17104 SE 60TH ST
1	413942	0580	8/24/00	1350000	2530	2240	11	1995	3	16537	Y	N	16864 SE 57TH PL
1	560800	0420	4/14/00	782000	2730	840	11	1999	3	15068	N	N	5245 JUNG FRAU PL NW
1	413943	0220	9/18/01	759000	2780	1400	11	1996	3	16647	Y	N	16413 SE 59TH PL
1	413943	0640	7/17/01	770000	2950	0	11	1995	3	13591	Y	N	5892 169TH AV SE
1	560800	0150	4/26/01	989000	2960	1230	11	1993	3	14183	Y	N	18402 NW MONTREUX DR
1	560800	0540	5/22/00	615000	3060	0	11	1996	3	11255	N	N	5570 NW KONIGS CT
1	560800	0450	11/30/01	590000	3100	670	11	1993	3	11370	N	N	18108 NW MONTREUX DR
1	560800	0900	3/3/00	572000	3420	0	11	1994	3	13275	Y	N	18409 NW MONTREUX DR
1	560801	1060	7/13/01	842000	3440	0	11	1997	3	12260	N	N	18157 NW VILLAGE PARK DR
1	413950	0070	7/12/00	1230000	3480	1820	11	1996	3	20847	Y	N	17346 SE 58TH ST
1	413943	0920	6/14/01	930000	3490	0	11	1995	3	15250	Y	N	16710 SE 59TH ST
1	413948	0180	11/15/01	810000	3510	270	11	1996	3	10150	Y	N	17879 SE 57TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	413948	0400	7/12/01	829000	3570	0	11	1996	3	17527	Y	N	5784 179TH AV SE
1	413950	0200	10/24/00	999500	3610	1830	11	2000	3	10312	Y	N	5520 173RD AV SE
1	560800	0350	3/31/00	800000	3730	0	11	1995	3	12781	N	N	18112 NW MONTREUX DR
1	330385	0130	4/11/01	1050000	3740	1470	11	2000	3	27433	N	N	6599 170TH PL SE
1	413942	0450	5/19/00	760000	3760	0	11	1994	3	14017	Y	N	5565 168TH PL SE
1	413948	0170	4/11/01	907500	3770	80	11	1998	3	11170	Y	N	17851 SE 57TH PL
1	413950	0210	6/10/00	1054000	3830	1460	11	1999	3	14525	Y	N	5502 173RD AV SE
1	413943	0610	1/11/00	841952	3910	0	11	1999	3	17859	Y	N	5986 169TH AV SE
1	413943	0250	8/9/00	1125000	3930	1040	11	1992	3	16582	Y	N	16492 SE 59TH ST
1	330385	0330	8/8/01	1075000	4110	0	11	2001	3	27755	N	N	17074 SE 65TH PL
1	330385	0160	9/1/00	999990	4150	0	11	2000	3	21627	N	N	6737 170TH PL SE
1	560800	0480	8/25/01	820000	4160	0	11	1992	3	13716	N	N	5555 NW KONIGS CT
1	560801	0750	7/26/00	797000	4190	0	11	1994	3	15724	N	N	5623 NW LAC LEMAN DR
1	413942	0600	8/24/01	1285000	4270	0	11	1995	3	14296	Y	N	16830 SE 57TH PL
1	330385	0170	3/28/01	1220440	4610	0	11	2001	3	24059	N	N	6749 170TH PL SE
1	330385	0140	12/5/00	1149990	4616	0	11	2000	3	26442	Y	N	6601 170TH PL SE
1	330385	0150	7/7/00	990990	4725	0	11	2000	3	25898	N	N	6725 170TH PL SE
1	330385	0340	7/19/01	1210000	4730	0	11	2001	3	31817	Y	N	17048 SE 65TH PL
1	560801	1100	5/30/01	850000	5240	0	11	2000	3	14756	Y	N	18465 NW VILLAGE PARK DR
1	413948	0010	6/20/01	798000	2220	1450	12	1996	3	8567	Y	N	17896 SE 57TH PL
1	413943	0930	1/4/00	1265000	2270	2020	12	1997	3	18015	Y	N	5832 167TH AV SE
1	413943	0940	1/30/01	1040000	2290	1890	12	1998	3	15200	Y	N	5804 167TH AV SE
1	560800	0210	11/16/01	955000	2550	1310	12	1995	3	21414	Y	N	18208 NW MONTREUX DR
1	413950	0230	12/11/00	1180000	2720	1720	12	2000	3	16078	Y	N	5523 173RD AV SE
1	413942	0340	2/15/00	990000	2820	1810	12	1992	3	18584	Y	N	5583 171ST AV SE
1	413950	0120	6/30/00	1175000	2830	2480	12	2000	3	14553	Y	N	5742 173RD AV SE
1	413942	0180	4/12/01	1673347	2860	2760	12	2000	3	19366	Y	N	16930 SE 58TH ST
1	413950	0190	4/20/00	915000	2875	1880	12	1999	3	12508	Y	N	5604 173RD AV SE
1	413947	0070	12/18/01	1226750	2880	2820	12	1998	3	18871	Y	N	17088 SE 58TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	413948	0360	11/8/00	1375000	2970	1760	12	1998	3	12462	Y	N	17821 SE 58TH PL
1	560800	0110	12/24/01	1064000	3120	1630	12	1993	3	13521	Y	N	18502 NW MONTREUX DR
1	560801	0760	3/15/01	790000	3220	0	12	1995	3	11980	Y	N	5609 NW LAC LEMAN DRIVE
1	560801	0760	1/25/00	725000	3220	0	12	1995	3	11980	Y	N	5609 NW LAC LEMAN DRIVE
1	413949	0070	3/27/00	999950	3250	990	12	1996	3	14180	Y	N	5723 176TH PL SE
1	413948	0270	3/26/01	1855000	3300	2740	12	2001	3	13532	Y	N	17726 SE 58TH PL
1	413948	0260	5/15/00	1669000	3350	2750	12	2000	3	11941	Y	N	17744 SE 58TH ST
1	413948	0280	6/12/01	1885000	3440	2550	12	2000	3	14777	Y	N	17704 SE 58TH PL
1	413943	0760	7/24/00	1739000	3530	1230	12	2000	3	14797	Y	N	5841 167TH AV SE
1	413950	0110	3/6/00	1278124	3590	1370	12	1999	3	15240	Y	N	5754 173RD AV SE
1	262405	9066	3/3/01	982000	3620	0	12	1996	3	44866	N	N	16106 SE COUGAR MOUNTAIN WY
1	675250	0080	2/25/00	799000	3630	0	12	1991	3	32850	N	N	6416 163RD PL SE
1	560800	0440	5/20/00	1157500	3690	0	12	1999	3	19508	N	N	5285 JUNG FRAU PL NW
1	413948	0340	9/11/01	1050000	3790	1210	12	1996	3	13910	Y	N	17797 SE 58TH PL
1	413948	0150	8/7/00	950000	3830	300	12	2000	3	9878	Y	N	17815 SE 57TH PL
1	413942	0280	1/31/00	1250000	3920	0	12	1996	3	27401	Y	N	5520 171ST AV SE
1	413950	0310	3/7/00	1398950	3974	600	12	1999	3	12054	Y	N	17209 SE 57TH PL
1	413950	0300	4/18/00	1456081	4030	1090	12	2000	3	17775	Y	N	17210 SE 57TH PL
1	413942	0530	9/5/01	1500000	4040	610	12	2000	3	14533	Y	N	5768 168TH PL SE
1	413943	0570	3/20/00	975000	4110	0	12	1998	3	11114	Y	N	16845 SE 59TH ST
1	413949	0160	10/4/00	1295000	4150	0	12	1999	3	13060	Y	N	5780 176TH PL SE
1	413950	0380	6/20/00	1295000	4170	0	12	1996	3	11481	Y	N	17208 SE 58TH ST
1	413942	0240	7/19/00	1345000	4190	558	12	1996	3	18505	Y	N	5654 171ST AV SE
1	413942	0160	8/23/00	1249000	4190	0	12	1997	3	13165	Y	N	5681 169TH PL SE
1	413942	0430	3/6/00	1140000	4210	0	12	1995	3	17258	Y	N	5564 169TH PL SE
1	413945	0710	2/27/01	1250000	4310	0	12	1994	3	12482	N	N	17345 SE 54TH PL
1	413945	0710	6/30/00	1125000	4310	0	12	1994	3	12482	N	N	17345 SE 54TH PL
1	413948	0120	1/27/00	1059000	4380	300	12	1999	3	14137	N	N	17757 SE 57TH PL
1	413991	0290	2/19/00	910000	4490	0	12	1990	3	33510	N	N	6233 162ND PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
1	413943	0580	5/19/00	1175000	4490	0	12	1998	3	12327	Y	N	16863 SE 59TH ST
1	413990	0160	5/18/01	1250000	4670	0	12	1988	3	35860	N	N	6268 160TH AV SE
1	413942	0310	2/11/00	1361799	4820	1390	12	1999	3	18307	Y	N	5547 171ST AV SE
1	413991	0040	12/28/00	1100000	4930	0	12	1990	3	32440	N	N	6351 163RD PL SE
1	330385	0450	7/20/00	1800000	2896	2412	13	2000	3	94095	Y	N	6489 169TH PL SE
1	330385	0470	1/9/01	2230000	3720	2913	13	2000	3	37486	Y	N	6537 169TH PL SE
1	330385	0010	5/22/01	1857200	4420	1500	13	2000	3	34071	Y	N	6561 168TH PL SE
1	413990	0180	4/18/00	1450000	4500	0	13	1988	3	35200	N	N	6232 160TH AV SE
1	330385	0050	5/1/01	2594775	4780	1280	13	2000	3	41094	Y	N	6582 169TH PL SE
1	330385	0390	4/23/01	1436414	6290	1110	13	2001	3	18898	Y	N	17003 SE 65TH PL
3	162306	9035	7/16/01	295000	1090	0	7	1984	3	208216	N	N	22224 SE 134TH ST
3	338830	0230	10/17/00	342000	2230	0	7	1968	3	64904	N	N	19652 SE 127TH ST
3	062306	9068	7/18/01	385000	1380	0	8	1988	3	213444	N	N	10500 185TH AV SE
3	338830	0780	3/28/01	410000	1550	1330	8	1964	4	63162	Y	N	12213 206TH PL SE
3	338830	0710	6/19/00	439500	1650	1000	8	1974	3	112820	Y	N	12021 206TH PL SE
3	328680	0270	6/20/00	302000	1650	580	8	1977	3	65775	N	N	11813 208TH PL SE
3	328680	0260	5/22/00	375000	1980	1640	8	1972	3	74052	N	N	11830 208TH PL SE
3	338830	0790	1/25/00	420000	1980	1600	8	1966	4	59241	Y	N	12227 206TH PL SE
3	328680	0330	11/16/00	383000	2000	0	8	1978	3	39107	N	N	20624 SE 119TH ST
3	328680	0360	10/3/00	355000	2050	610	8	1968	3	48351	N	N	12034 206TH PL SE
3	338830	0560	9/5/00	368000	2570	0	8	1978	4	45738	N	N	12330 206TH PL SE
3	338830	1110	12/19/01	380000	3410	0	8	1972	3	86248	N	N	12052 200TH AV SE
3	012305	9061	8/7/00	465000	2100	0	9	1980	3	111274	N	N	10245 174TH AV SE
3	328680	0200	12/15/00	400000	2410	0	9	1978	3	47044	N	N	12042 210TH PL SE
3	328680	0020	10/2/00	405000	2460	1210	9	1979	3	59241	N	N	20829 SE 123RD ST
3	430971	0140	5/2/00	505950	2610	990	9	2000	3	33041	Y	N	17171 SE 100TH ST
3	430970	0040	6/13/01	520000	2660	0	9	1998	3	23139	N	N	10415 172ND AV SE
3	430971	0210	3/21/00	497236	2910	0	9	2000	3	37510	N	N	17168 SE 100TH ST
3	430972	0160	5/30/00	480000	2930	0	9	2000	3	33981	N	N	9914 171ST AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
3	430970	0090	9/18/01	520000	2990		0	9	2000	3	20921	N	17217 SE LICORICE WY	
3	430971	0170	9/7/01	509880	3150		0	9	2001	3	74052	Y	17185 SE 100TH ST	
3	430971	0250	8/9/00	489807	3180		0	9	2000	3	21904	N	17132 SE 100TH ST	
3	430970	0310	3/29/00	449950	3190		0	9	2000	3	22822	N	10365 172ND AV SE	
3	430970	0110	4/12/01	512000	3260		0	9	1999	3	28702	N	10517 172ND CT SE	
3	430971	0180	9/7/00	548000	3280	460	9	2000	3	30696	Y	N	17186 SE 100TH ST	
3	430971	0110	8/22/00	524950	3390		0	9	2000	3	33618	N	17161 SE 100TH ST	
3	430971	0310	4/28/00	587820	3420		0	9	2000	3	43560	N	17170 SE 100TH ST	
3	430970	0330	10/18/00	590000	3420		0	9	1998	3	29147	Y	N	10377 172ND AV SE
3	430971	0150	2/1/00	533284	3420		0	9	2000	3	50965	N	17181 SE 100TH ST	
3	430971	0100	7/17/00	539000	3440	500	9	2000	3	27591	N	N	17159 SE 100TH ST	
3	430972	0170	7/10/00	515000	3520	740	9	2000	3	41061	N	N	9928 171ST AV SE	
3	430971	0200	2/6/01	507000	3604		0	9	2000	3	39334	Y	N	17194 SE 100TH ST
3	430971	0270	1/10/00	571880	3790		0	9	1999	3	31636	Y	N	17152 SE 100TH ST
3	430971	0190	11/17/00	538000	3820		0	9	2000	3	36872	N	N	17190 SE 100TH ST
3	788000	0120	7/13/01	425000	2260		0	10	1986	3	37283	N	N	13131 207TH AV SE
3	788000	0090	9/24/01	460000	2430		0	10	1986	3	35622	N	N	13015 207TH AV SE
3	328680	0140	11/28/01	425000	2550		0	10	1990	3	61855	N	N	12254 210TH PL SE
3	328680	0030	11/16/00	545000	2550	1450	10	1999	3	81021	N	N	20843 SE 123RD ST	
3	172306	9110	9/14/00	550000	2820		0	10	1987	3	233046	N	N	21036 SE 132ND ST
3	788000	0110	8/16/00	465000	2830		0	10	1986	3	38608	N	N	13119 207TH AV SE
3	788001	0160	4/11/01	549900	3000	1150	10	1988	3	60121	N	N	13042 205TH PL SE	
3	788001	0160	4/27/00	499000	3000	1150	10	1988	3	60121	N	N	13042 205TH PL SE	
3	788001	0130	2/3/00	445500	3180		0	10	1987	3	46827	N	N	13027 205TH PL SE
3	788002	0090	12/12/00	525000	3210		0	10	1990	3	45100	N	N	20340 SE 130TH ST
3	788001	0230	1/19/00	437300	3500		0	10	1987	3	28485	N	N	13108 207TH AV SE
3	788001	0070	3/12/01	549000	3780		0	10	1986	3	36995	N	N	13016 204TH PL SE
3	012305	9037	11/2/01	595000	4000		0	10	1990	3	276170	Y	N	17620 SE 106TH ST
3	012305	9053	3/8/00	800000	3770	1180	11	1985	3	217800	Y	N	17819 SE 102ND ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	235430	0915	8/23/00	166000	720	0	5	1943	4	7250	N	N	320 SE DARST ST
11	332406	9304	3/24/00	189950	1160	0	5	1945	4	6856	N	N	655 WILDWOOD BL SW
11	342406	9201	7/24/00	213500	1350	0	5	1943	4	6180	N	N	655 SE ANDREWS ST
11	342406	9036	6/1/01	192000	860	0	6	1954	4	23432	N	N	505 SE LEWIS ST
11	342406	9099	8/29/01	203000	960	0	6	1967	3	7405	N	N	407 SE CROSTON LN
11	552860	0035	6/26/01	219990	980	0	6	1950	4	6000	N	N	280 1ST AV NE
11	342406	9077	7/26/01	229500	1030	0	6	1951	4	6000	N	N	625 SE ANDREWS ST
11	570620	0110	7/27/00	185400	1060	0	6	1982	3	38425	N	N	365 MOUNT DEFIANCE CIR SW
11	342406	9066	6/11/01	228500	1070	0	6	1967	3	12200	N	N	1109 LEWIS LN SE
11	272406	9066	7/31/00	250000	1120	0	6	1933	4	20473	N	N	300 2ND AV NE
11	007510	0025	1/24/00	189950	1200	0	6	1951	4	8635	N	N	115 NE CRESCENT DR
11	235430	0745	1/11/01	186000	1200	0	6	1959	4	6000	N	N	280 SE BUSH ST
11	552860	0050	9/29/00	225000	1200	0	6	1948	4	12856	N	N	225 1ST AV NE
11	552860	0085	5/1/01	202000	1210	0	6	1953	4	12000	N	N	305 1/2 1ST AV NE
11	272406	9094	3/5/01	275000	1370	860	6	1951	5	6534	N	N	285 2ND AV NE
11	342406	9073	5/30/00	242000	1630	0	6	1918	4	7450	N	N	620 SE ANDREWS ST
11	235430	0818	8/22/01	274000	1820	0	6	1984	3	6000	N	N	257 SE CROSTON LN
11	235430	0815	8/30/00	255000	1820	0	6	1984	3	6000	N	N	255 SE CROSTON LN
11	235430	0820	11/26/01	280000	2240	0	6	1973	3	6000	N	N	275 SE CROSTON LN
11	570620	0420	10/30/00	219950	810	360	7	1975	3	18656	N	N	635 MOUNT EVEREST LN SW
11	570600	0101	11/10/00	203950	980	0	7	1961	4	13750	N	N	525 SE EVANS LN
11	342406	9215	11/28/00	182000	1000	0	7	1959	3	10800	N	N	930 2ND AV SE
11	570620	0530	6/27/01	249900	1030	360	7	1958	4	11832	N	N	400 MOUNTAIN PARK BL SW
11	941220	0490	11/28/00	189000	1040	0	7	1966	3	16625	N	N	785 WILDWOOD BL SW
11	570620	1560	11/15/00	243000	1050	550	7	1963	3	12960	N	N	575 MOUNT LOGAN DR SW
11	941220	0580	7/13/00	200600	1070	700	7	1968	3	14400	N	N	975 WILDWOOD BL SW
11	146060	0040	5/12/00	273000	1080	500	7	1980	3	16000	N	N	570 SW MOUNT CEDAR DR
11	570620	0430	5/11/01	235500	1120	300	7	1975	3	19800	N	N	605 MOUNT EVEREST LN SW
11	342406	9060	2/10/00	272000	1120	590	7	1991	3	11761	N	N	583 SE BUSH ST

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11	570620	0070	1/14/00	223000	1120	740	7	1969	3	16720	N	N	395 MOUNT DEFIANCE CIR SW
11	941450	0060	8/13/01	276000	1140	500	7	1977	3	14784	N	N	1370 WILLOWOOD BL SW
11	342406	9232	9/28/00	245000	1150	0	7	1962	3	6098	N	N	175 5TH AV SE
11	342406	9208	12/5/01	193000	1150	0	7	1968	4	15750	N	N	595 SE BUSH ST
11	807860	0180	9/8/00	236000	1170	0	7	1985	3	5919	N	N	1225 OAKWOOD PL NW
11	527910	1195	1/23/01	232000	1170	0	7	1941	5	6350	N	N	555 NE ALDER ST
11	941450	0450	10/30/01	245000	1180	640	7	1976	3	10140	N	N	1470 WILLOWOOD BL SW
11	570620	0340	6/15/01	233000	1200	1200	7	1962	3	10878	N	N	445 MOUNTAIN PARK BL SW
11	570620	1990	12/11/01	243000	1210	530	7	1962	3	18810	N	N	860 MOUNTAIN PARK BL SW
11	570620	0350	3/31/00	209000	1230	740	7	1962	3	11000	N	N	465 MOUNTAIN PARK BL SW
11	332406	9212	7/31/00	250000	1240	1180	7	1967	3	22074	N	N	370 SW MOUNT BAKER DR
11	941220	0850	10/10/00	225000	1250	290	7	1981	3	23520	N	N	1315 WILLOWOOD BL SW
11	570620	1110	1/2/01	200000	1250	0	7	1962	3	15000	N	N	480 MOUNT JUPITER DR SW
11	570620	0390	6/6/00	242500	1260	500	7	1960	3	15232	Y	N	525 MOUNTAIN PARK BL SW
11	941461	0180	11/16/00	272000	1260	1180	7	1987	3	9333	N	N	895 HIGHWOOD DR SW
11	941220	0080	12/22/00	278000	1280	360	7	1965	4	10400	Y	N	749 MOUNTAIN VIEW PL SW
11	235430	0860	6/21/01	242000	1290	0	7	1964	4	9000	N	N	285 SE BUSH ST
11	941220	0040	8/7/00	272000	1300	0	7	1966	4	13600	N	N	305 SW FOREST DR
11	941220	0250	7/10/00	250000	1300	930	7	1966	4	12600	N	N	480 SW FOREST DR
11	570620	1340	9/20/01	225000	1300	0	7	1966	4	12480	N	N	520 MOUNT LOGAN DR SW
11	570620	1510	10/31/01	310000	1330	1330	7	1963	4	12600	N	N	500 MOUNT OLYMPUS DR SW
11	570620	1800	7/9/01	245000	1330	0	7	1963	3	14387	N	N	345 MOUNT MCKINLEY DR SW
11	941220	0010	9/19/01	230000	1380	0	7	1965	4	14950	N	N	765 MOUNTAIN VIEW PL SW
11	570620	1100	6/1/00	295000	1400	700	7	1959	4	12278	N	N	460 MOUNT JUPITER DR SW
11	941220	0770	5/21/01	291500	1400	590	7	1964	3	15733	N	N	895 SW CEDARGLADE
11	941220	0770	3/10/00	274950	1400	590	7	1964	3	15733	N	N	895 SW CEDARGLADE
11	731320	0080	2/21/01	339500	1410	320	7	1989	3	14994	N	N	1015 SW RIDGEWOOD CIR
11	941450	0490	8/2/01	255000	1410	0	7	1967	3	9585	N	N	780 GREENWOOD BL SW
11	552860	0020	10/20/00	308500	1420	0	7	1910	3	6000	N	N	250 1ST AV NE

**Sales Available for Annual Update Analysis**  
**Area 65**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	292406	9142	5/27/00	294950	1430	1430	7	1995	3	25358	N	N	1803 NW GOODE PL
11	292406	9051	10/5/00	307000	1440	640	7	1926	3	60203	N	N	755 17TH AV NW
11	941450	0040	7/27/00	258000	1460	1500	7	1968	4	13258	N	N	621 SW FERNWOOD ST
11	807860	0420	2/23/01	290900	1470	420	7	1986	3	6454	N	N	1115 OAKHILL PL NW
11	941220	0730	7/19/01	244950	1480	0	7	1967	4	21320	N	N	351 SW FOREST DR
11	941450	0100	5/24/00	245410	1510	1000	7	1967	3	12641	N	N	791 GREENWOOD BL SW
11	807860	0340	1/23/01	277500	1600	0	7	1986	3	5646	N	N	1130 OAKHILL PL NW
11	570620	1410	9/14/01	237000	1610	0	7	1967	4	14665	N	N	645 MOUNTAIN PARK BL SW
11	527910	1030	4/26/01	245000	1610	0	7	1967	4	6275	N	N	190 5TH AV NE
11	332406	9547	7/6/00	268500	1630	0	7	1988	3	20341	N	N	280 SW FRANCIS LN
11	234330	0035	5/23/01	300000	1640	0	7	1966	4	7476	N	N	260 NW BIRCH PL
11	807860	0200	12/12/00	282000	1670	0	7	1985	3	6831	N	N	1205 OAKWOOD PL NW
11	570600	0145	6/27/01	265000	1720	0	7	1961	4	8700	N	N	455 SE EVANS LN
11	032306	9123	4/24/00	267000	1720	0	7	1953	3	18621	N	N	475 SE SYCAMORE LN
11	570600	0041	8/14/00	241000	1770	0	7	1962	4	8120	N	N	480 SE EVANS LN
11	342406	9178	2/12/01	231000	1770	0	7	1957	5	7187	N	N	80 5TH AV SE
11	807860	0160	8/1/00	292000	1800	0	7	1985	3	8067	N	N	1245 OAKWOOD PL NW
11	570620	1860	5/25/01	220000	1820	0	7	1966	3	12640	N	N	475 MOUNT KENYA DR SW
11	570620	0990	3/12/01	258500	1830	0	7	1959	3	11000	Y	N	375 MOUNT HOOD DR SW
11	807860	0400	7/11/00	317000	1850	0	7	1985	3	5764	N	N	1135 OAKHILL PL NW
11	570620	1810	5/15/01	253950	1880	0	7	1961	3	11890	N	N	340 MOUNT MCKINLEY DR SW
11	570620	2140	3/14/00	250000	1900	0	7	1976	3	11700	N	N	265 MOUNT OLYMPUS DR SW
11	342406	9110	4/11/00	309990	2060	0	7	1991	3	9147	N	N	80 4TH PL SE
11	570620	1730	6/26/00	264000	2250	0	7	1964	4	14764	N	N	340 MOUNT OLYMPUS DR SW
11	342406	9294	10/11/01	265000	2630	0	7	1967	4	11400	N	N	1107 LEWIS LN SE
11	342406	9336	10/25/00	336450	2690	0	7	2000	3	4125	N	N	4165 248TH CT SE
11	342406	9333	8/7/00	354950	2880	0	7	2000	3	11271	N	N	960 2ND AVE SE
11	941461	0440	3/8/01	279900	1120	510	8	1980	3	10356	N	N	910 HIGHWOOD DR SW
11	571061	0440	8/24/00	270000	1140	520	8	1973	3	10922	N	N	205 CAPELLA DR NW

**Sales Available for Annual Update Analysis**  
**Area 65**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	954520	0680	5/16/00	263000	1140	290	8	1983	3	9592	N	N	670 KALMIA CT NW
11	941461	0370	11/2/01	284950	1170	630	8	1976	3	9600	N	N	800 HIGHWOOD DR SW
11	571061	0290	4/20/01	284900	1180	840	8	1986	3	12085	N	N	260 MOUNT OLYMPUS DR NW
11	807860	0130	9/1/00	299950	1220	1120	8	1988	3	5896	N	N	1230 OAKWOOD PL NW
11	807860	0260	4/19/01	336500	1230	1150	8	1987	3	6309	N	N	2640 NW OAKCREST DR
11	571060	0050	2/7/01	287000	1240	650	8	1969	4	10350	Y	N	980 W SUNSET WY
11	571050	0200	7/20/00	265000	1320	1010	8	1968	3	14157	Y	N	95 MOUNT OLYMPUS DR NW
11	571060	0400	12/7/01	287500	1330	1220	8	1973	3	13589	N	N	51 BIG BEAR CT NW
11	571050	0080	2/24/00	274302	1330	580	8	1968	3	8700	Y	N	115 MOUNT PILCHUCK AV NW
11	571050	0090	12/7/00	244900	1330	690	8	1968	3	12060	Y	N	125 MOUNT PILCHUCK AV NW
11	941220	0810	10/5/01	340000	1340	440	8	1976	3	18832	N	N	860 SW CEDARGLADE
11	571060	0150	2/2/00	232500	1350	350	8	1968	3	9600	N	N	8 AIRES PL NW
11	570620	2310	5/29/01	289500	1380	0	8	1980	3	11700	N	N	145 MOUNT PILCHUCK AV SW
11	571061	0180	12/27/01	275000	1380	600	8	1974	4	9477	N	N	340 DORADO DR NW
11	571061	0210	4/17/00	273900	1380	720	8	1978	3	10585	N	N	370 DORADO DR NW
11	571050	0070	6/23/00	232000	1400	0	8	1977	3	8850	N	N	105 MOUNT PILCHUCK AV NW
11	954521	0020	8/9/00	299000	1420	400	8	1983	3	9334	N	N	525 JASMINE PL NW
11	571061	0520	10/19/01	263000	1430	700	8	1973	3	9775	N	N	210 CAPELLA DR NW
11	570620	0580	4/20/01	279000	1440	750	8	1969	4	20691	N	N	340 MOUNTAIN PARK BL SW
11	941461	0450	8/4/00	254000	1450	520	8	1976	3	9885	N	N	930 HIGHWOOD DR SW
11	865000	0030	9/1/01	319500	1500	1390	8	1976	3	9630	N	N	1035 IDYLWOOD DR SW
11	571061	0270	7/18/00	295000	1500	440	8	1973	3	9350	N	N	245 ALMAK CT NW
11	865000	0030	8/30/00	299000	1500	1390	8	1976	3	9630	N	N	1035 IDYLWOOD DR SW
11	571050	0230	11/13/00	250000	1500	400	8	1973	3	9975	Y	N	40 MOUNT PILCHUCK AV NW
11	571060	0520	6/22/01	319500	1510	1170	8	1972	4	10179	N	N	90 BIG BEAR PL NW
11	332406	9075	1/22/01	257000	1510	0	8	1959	4	18000	N	N	35 FRONT ST S
11	570620	0140	12/22/00	240000	1510	960	8	1980	3	13200	N	N	285 MOUNTAIN PARK BL SW
11	941461	0520	2/6/01	281500	1520	770	8	1969	3	11900	N	N	1040 HIGHWOOD DR SW
11	571060	0620	4/17/00	277000	1530	460	8	1978	3	9600	N	N	815 W SUNSET WY

**Sales Available for Annual Update Analysis**  
**Area 65**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	571060	0580	9/14/01	273450	1540	930	8	1976	3	11021	N	N	150 BIG BEAR PL NW
11	571061	0610	10/26/01	270000	1560	1060	8	1978	4	9570	N	N	255 MOUNT OLYMPUS DR NW
11	571061	0330	8/21/01	308000	1570	730	8	1973	4	10001	N	N	270 ALMAK CT NW
11	865000	0340	1/12/00	357900	1570	1290	8	1973	3	72310	N	N	1100 IDYLWOOD DR SW
11	571060	0610	12/13/00	275000	1600	440	8	1973	3	11253	N	N	825 W SUNSET WY
11	571061	0680	7/13/01	327500	1620	950	8	1973	3	10530	Y	N	220 MOUNT RAINIER PL NW
11	941450	0560	5/5/00	287000	1630	760	8	1979	3	9912	N	N	930 GREENWOOD BL SW
11	954520	0190	7/25/00	304900	1660	500	8	1980	3	9600	N	N	500 KALMIA PL NW
11	571061	0280	4/20/01	275000	1680	1120	8	1976	3	10083	N	N	240 MOUNT OLYMPUS DR NW
11	571060	0390	10/19/00	318500	1710	590	8	1976	4	9379	N	N	55 BIG BEAR PL NW
11	954523	0090	4/11/01	337000	1730	0	8	1985	3	7657	N	N	985 NW HONEYWOOD CT
11	570620	2280	8/7/01	339950	1800	1380	8	1976	3	20405	Y	N	65 MOUNT PILCHUCK AV SW
11	865000	0050	8/21/00	300000	1810	0	8	1987	3	10165	N	N	1015 IDYLWOOD DR SW
11	872855	0200	5/16/00	415000	1850	1310	8	1992	3	11395	N	N	655 MOUNT LOGAN DR SW
11	954524	0040	9/18/01	345000	1860	0	8	1985	3	9603	N	N	485 INDIGO PL NW
11	571060	0380	8/3/01	295000	1870	850	8	1972	3	8910	N	N	61 BIG BEAR PL NW
11	865000	0160	5/7/01	395000	1880	850	8	1976	3	13344	N	N	815 IDYLWOOD DR SW
11	941450	0370	6/27/00	309000	1880	1170	8	1968	4	14375	N	N	635 SW ELLERWOOD ST
11	954520	0010	10/13/00	275000	1880	0	8	1983	3	9135	N	N	585 KALMIA PL NW
11	954522	0220	4/17/00	296000	1910	0	8	1985	3	9603	N	N	615 JASMINE PL NW
11	816330	0260	1/22/01	322000	1910	310	8	1967	4	15778	N	N	1564 HILLSIDE DR SE
11	571061	0560	4/24/00	282000	1920	0	8	1973	3	12300	N	N	285 DORADO DR NW
11	332406	9560	5/11/01	399000	1970	0	8	1995	3	47480	N	N	15 MOUNT QUAY DR NW
11	571061	0460	6/13/01	287000	1980	0	8	1975	3	9660	N	N	245 CAPELLA DR NW
11	332406	9540	2/8/00	354000	2000	1070	8	1992	3	34050	N	N	250 SW EDGEWOOD CT
11	259765	0240	7/23/01	360000	2030	0	8	1984	3	16200	N	N	3235 SIERRA CT SW
11	954520	0590	9/20/01	317000	2040	0	8	1985	3	9800	N	N	715 KALMIA CT NW
11	571061	0400	4/30/01	279800	2070	390	8	1975	3	9520	N	N	810 W SUNSET WY
11	816330	0270	4/13/00	386950	2100	830	8	1977	4	12131	N	N	1554 HILLSIDE DR SE

**Sales Available for Annual Update Analysis**  
**Area 65**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	259765	0840	7/25/00	380000	2130	1470	8	1987	3	13875	Y	N	2150 SQUAK MOUNTAIN LOOP SW
11	954520	0120	4/6/00	309900	2140	0	8	1979	3	9600	N	N	360 KALMIA PL NW
11	571061	0490	4/27/01	305000	2160	0	8	1975	3	10350	N	N	275 CAPELLA DR NW
11	342406	9343	1/12/00	362300	2240	0	8	1999	3	7980	N	N	955 FRONT ST S
11	954522	0080	7/20/00	365000	2280	0	8	1986	3	9603	N	N	670 JASMINE PL NW
11	954520	0710	8/1/01	349950	2290	0	8	1980	3	9462	N	N	695 KALMIA PL NW
11	954520	0030	1/28/00	309900	2360	0	8	1979	3	9600	N	N	545 KALMIA PL NW
11	342406	9345	2/14/00	352950	2370	0	8	1999	3	7518	N	N	935 FRONT ST S
11	332406	9541	8/13/01	470000	2400	910	8	1992	3	21050	N	N	260 SW EDGEWOOD CT
11	954524	0080	6/14/00	337500	2420	0	8	1986	3	9616	N	N	405 INDIGO PL NW
11	570620	1150	1/8/01	270500	2420	0	8	1960	3	15711	Y	N	385 MOUNT JUPITER DR SW
11	571061	0370	3/13/01	289000	2420	0	8	1978	3	14351	N	N	840 W SUNSET WY
11	954524	0100	5/29/01	353000	2560	0	8	1986	3	10154	N	N	365 INDIGO PL NW
11	954522	0070	1/25/01	383500	2740	0	8	1985	3	11689	N	N	660 JASMINE PL NW
11	552860	0025	12/26/00	445000	2810	0	8	2000	3	6000	N	N	260 1ST AV NE
11	552860	0015	5/5/00	425000	2810	0	8	2000	3	6000	N	N	240 1ST AV NE
11	954520	0770	6/6/00	318000	1570	610	9	1988	3	9802	N	N	1125 NW INNESWOOD DR
11	032306	9015	9/27/01	670000	1630	1000	9	1990	3	108028	N	N	1440 SYCAMORE DR SE
11	954525	0040	12/6/00	490000	1700	1340	9	1993	3	12463	N	N	700 NW DATEWOOD DR
11	858201	0250	6/7/00	325000	1950	0	9	1987	3	9930	N	N	2745 NW PINECONE DR
11	858201	0170	9/11/00	361000	1970	0	9	1987	3	10124	N	N	2830 NW PINECONE DR
11	259765	1000	6/19/00	413000	2160	0	9	1985	3	17491	N	N	3020 QUINALT CT SW
11	954526	0430	3/27/00	389950	2340	0	9	1994	3	8510	N	N	565 NW DATEWOOD DR
11	259765	0330	4/28/00	355000	2370	0	9	1988	3	18000	N	N	2255 SQUAK MOUNTAIN LOOP SW
11	258960	0050	4/17/00	412950	2420	0	9	1999	3	7946	N	N	1025 1ST PL SE
11	954525	0080	10/24/01	430000	2430	0	9	1993	3	13136	N	N	650 NW DATEWOOD DR
11	954526	0170	10/17/00	445000	2470	0	9	1994	3	14146	N	N	360 DATEWOOD CT NW
11	954526	0190	7/27/00	440000	2550	0	9	1994	3	9380	N	N	365 DATEWOOD CT NW
11	954525	0140	4/3/01	462500	2610	0	9	1993	3	8271	N	N	675 NW DATEWOOD DR

**Sales Available for Annual Update Analysis**  
**Area 65**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address	
11	258960	0240	7/24/01	470000	2620		0	9	2000	3	7731	N	1240 SUNRISE PL SE	
11	954525	0290	5/5/00	425000	2690		0	9	1993	3	8280	N	705 EVERWOOD DR NW	
11	954526	0240	9/27/00	460000	2720		0	9	1994	3	8272	N	425 NW DATEWOOD DR	
11	258960	0080	8/28/00	514950	2720		0	9	2000	3	13091	N	1020 1ST PL SE	
11	258960	0110	7/13/00	503950	2720		0	9	2000	3	10201	N	1050 1ST PL SE	
11	258960	0210	9/25/00	529950	2720	1020	9		2000	3	8799	N	1228 SUNRISE PL SE	
11	954525	0100	8/24/01	499000	2750		0	9	1993	3	10681	N	600 NW DATEWOOD DR	
11	258960	0100	5/3/00	499950	2750		0	9	2000	3	7305	N	1040 1ST PL SE	
11	954526	0420	2/23/00	435000	2750		0	9	1994	3	8952	N	535 NW DATEWOOD DR	
11	954525	0230	8/17/01	475000	2800		0	9	1993	3	8640	N	590 EVERWOOD DR NW	
11	330397	0040	5/23/01	659950	2870		0	9	2001	3	14946	Y	N	1480 HILLSIDE DR SE
11	258960	0130	10/23/00	531950	2910	820	9		2000	3	7290	N	1170 SUNRISE PL SE	
11	258960	0190	3/30/00	529100	2940	880	9		2000	3	12763	N	1212 SUNRISE PL SE	
11	258960	0200	7/20/00	529675	2940	880	9		2000	3	13446	N	1216 SUNRISE PL SE	
11	258960	0140	10/23/00	558950	2950	880	9		1998	3	7416	N	1180 SUNRISE PL SE	
11	258960	0220	7/7/00	447450	2950		0	9	2000	2	8045	N	1232 SUNRISE PL SE	
11	258960	0040	3/5/00	437435	2950		0	9	1999	3	6966	N	1035 1ST PL SE	
11	258960	0230	7/23/01	467950	2970		0	9	2000	3	7591	N	1236 SUNRISE PL SE	
11	258960	0170	5/15/00	515450	2970	820	9		2000	3	10726	N	1204 SUNRISE PL SE	
11	258960	0120	6/13/01	569950	3020	880	9		2001	3	7292	N	1160 SUNRISE PL SE	
11	258960	0180	3/27/00	502950	3030	880	9		2000	3	13062	N	1208 SUNRISE PL SE	
11	258960	0160	7/10/00	519925	3100	920	9		2000	3	10244	N	1200 SUNRISE PL SE	
11	954525	0210	2/8/00	440000	3100		0	9	1993	3	7668	N	620 EVERWOOD DR NW	
11	954526	0300	11/2/00	515000	3120		0	9	1994	3	10657	N	490 EVERWOOD CT NW	
11	954525	0170	6/20/01	490000	3160		0	9	1993	3	8777	N	735 NW DATEWOOD DR	
11	259765	0660	5/5/00	505000	3180		0	9	1988	3	15358	N	3320 TIMBERVIEW CT SW	
11	872855	0070	6/26/01	684000	3370		0	9	1997	3	118242	N	650 MOUNT OLYMPUS DR SW	
11	872855	0020	2/1/00	490000	3490		0	9	1992	3	18391	N	565 MOUNT OLYMPUS DR SW	
11	330397	0020	6/7/01	643500	3570		0	9	2001	3	14830	Y	N	1490 HILLSIDE DR SE

**Sales Available for Annual Update Analysis**  
**Area 65**  
**(Single Family Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
11	872855	0110	11/29/00	625000	3600	0	9	1997	3	131985	N	N	610 MOUNT OLYMPUS DR SW
11	259765	0600	7/20/00	390000	2320	0	10	1983	3	15522	N	N	2355 SQUAK MOUNTAIN LOOP SW
11	564150	0020	9/18/01	549000	3080	0	10	1997	3	12644	N	N	780 EVERWOOD DR NW
11	858201	0010	8/1/00	530000	3350	1180	10	1999	3	9552	Y	N	2710 NW PINECONE DR
11	259765	0570	7/21/00	695000	4490	1100	10	1990	3	16004	Y	N	2405 SQUAK MOUNTAIN LOOP SW

**Vacant Sales Available to Develop the Valuation Model**  
**Area 65**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Waterfront</b>
1	192406	9062	03/14/00	261250	195584	Y	N
1	242405	9032	12/14/00	150000	41080	N	N
1	330385	0040	10/29/01	675000	43937	Y	N
1	330385	0040	05/03/00	450000	43937	Y	N
1	330385	0100	10/26/00	585000	24732	Y	N
1	330385	0180	03/23/00	435000	30926	N	N
1	330385	0240	12/12/00	366000	39808	N	N
1	330385	0430	10/10/00	416000	15146	Y	N
1	330385	0440	03/13/00	400000	100215	Y	N
1	413943	0740	08/15/01	400000	16550	Y	N
3	082306	9077	10/10/00	25000	53505	N	N
3	162306	9084	12/18/00	209000	393782	Y	N
3	430970	0020	12/27/00	115000	32183	N	N
3	430971	0040	05/08/01	119500	35230	N	N
11	527910	1193	04/11/01	125000	6350	N	N